

Greenbooth Road, Norden OL12 7TD

Asking Price £200,000



ADAMSONS BARTON KENDAL are delighted to introduce this stunning two-bedroom end-terraced cottage, positioned perfectly in the heart of Norden Village, with Greenbooth Reservoir and beautiful countryside walks right on your doorstep. This charming home offers the perfect blend of character and modern living, making it an ideal opportunity for first-time buyers looking to get onto the property ladder. Externally, the property benefits from on-street parking to the front and a private paved yard to the rear, perfect for outdoor seating and entertaining.

Viewing Highly Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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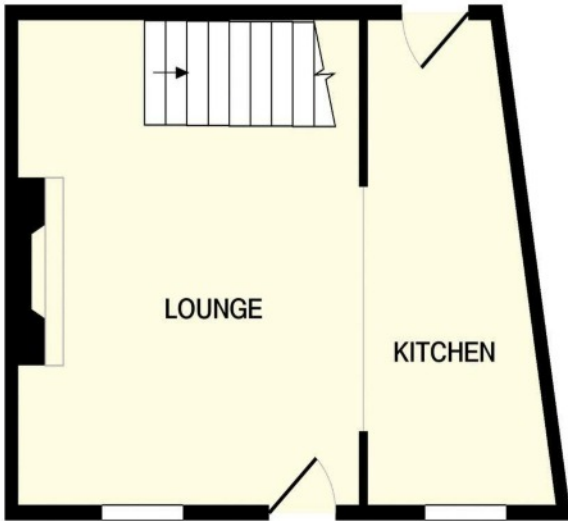
Internally, the ground floor boasts a beautiful open-plan layout featuring a cosy lounge area complete with a log burner, creating a warm and inviting atmosphere. The fitted kitchen is finished to a high standard and includes a range of integrated appliances.

To the first floor are two well-proportioned double bedrooms and a modern three-piece family bathroom suite.

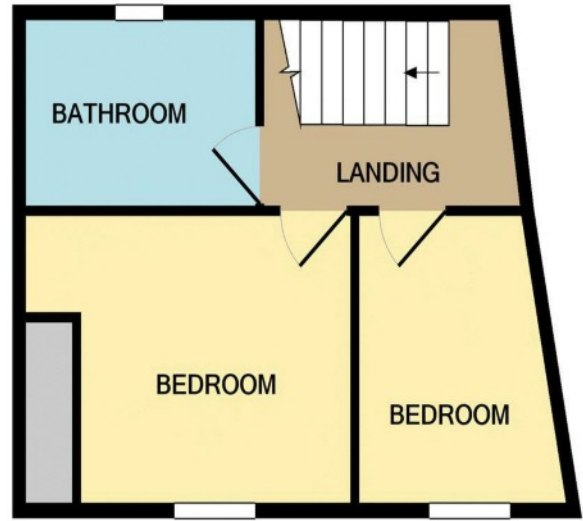
Ideally situated close to highly regarded schools, local amenities, transport links, and scenic countryside walks, this property is not to be missed.







GROUND FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Additional Information

Council Tax Band - A

Energy Performance Cert - E

Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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